

Discretionary Use Application PL-2025-0030

June 2025



Background

- Proposed Development: Larga Travel Lodge
- Subject Land: 346 Borden Drive
- Zone: CS – Commercial Services Zone
- Similar Use to a Hotel
 - Subject to the discretion of Council



Project Details

- 75 rooms
- Culturally appropriate accommodation for medical travelers from Nunavut
 - Shuttle services, meals, laundry, and other hotel-like services
- Contracted by the Government of Nunavut
- Not advertise to the public

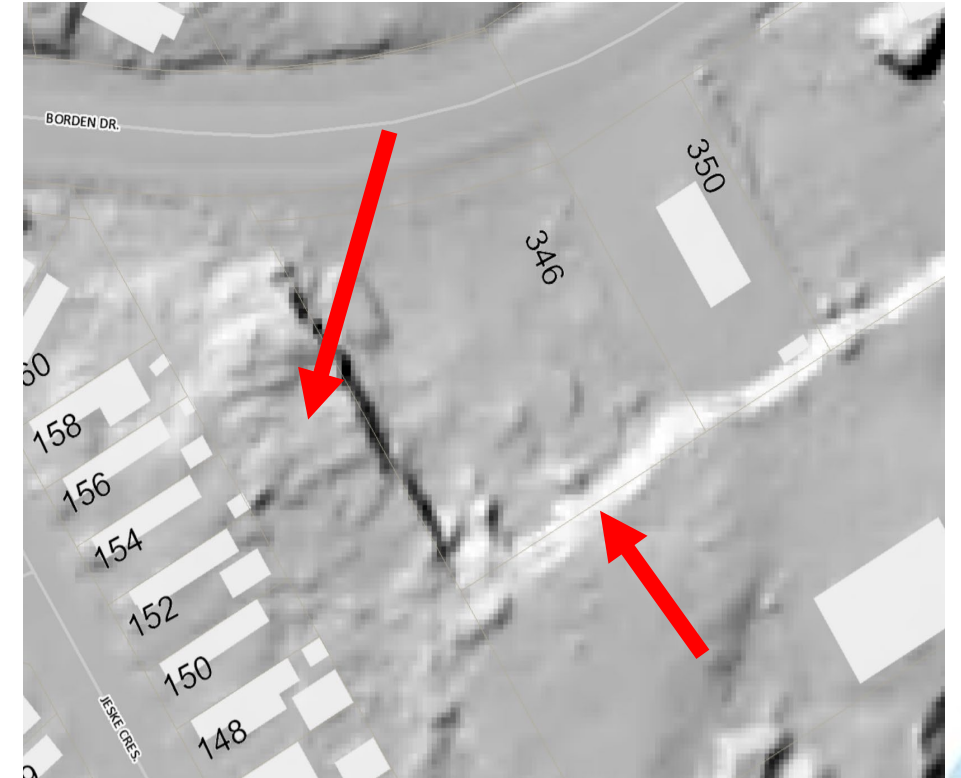


Community Plan No. 5007

- Old Airport Road Commercial
 - To allow for a mix of temporary accommodations to support regional visitors
- Climate change, municipal infrastructure, land development sequencing:
 - To better utilize existing infrastructure for land development
- Indigenous reconciliation:
 - To strengthen relations with Indigenous organizations and communities

Zoning By-law No. 5045

- CS Zone
 - Compatible for a hotel or hotel-like use
- Section 4.6.4. discretionary use review criteria
 - Less land use impact
 - Consistent with the nature and appearance with the area
 - Aligns with the intent and purposes of by-laws



Other Considerations

Council's Strategic Directions

Consultations

- Internal
 - Driveways and fire lane
- Public
 - Compatibility, traffic and parking, visual impact

Recommendation

- Discretionary Use application (PL-2025-0030) be approved.

Larga Kitikmeot Travel Lodge



City Council Presentation
Larga Kitikmeot Ltd.
June 24, 2025



Site

346 Borden Drive

Legal Information:

Lot: 31
Block: 512
Plan: 4740

Area: 4226.65 m²

Maximum Lot Coverage: 50%

Maximum Height: 15m

Minimum Yard Setbacks:

Front Yard: 7.5m
Side Yard: 3m
Rear Yard: 3m

Key Limitations / Parameters

Existing Fire Hydrant
Circulation
Parking





Building Design

Program Area Plan

Area
 Building Footprint: 1,234.00 m²
 Total area: 3,806.00 m²

Lot coverage: 29.2% (1234 / 4226.65)

Number of Storeys: Four (4)

Height: Approx. 15m

Construction: Steel

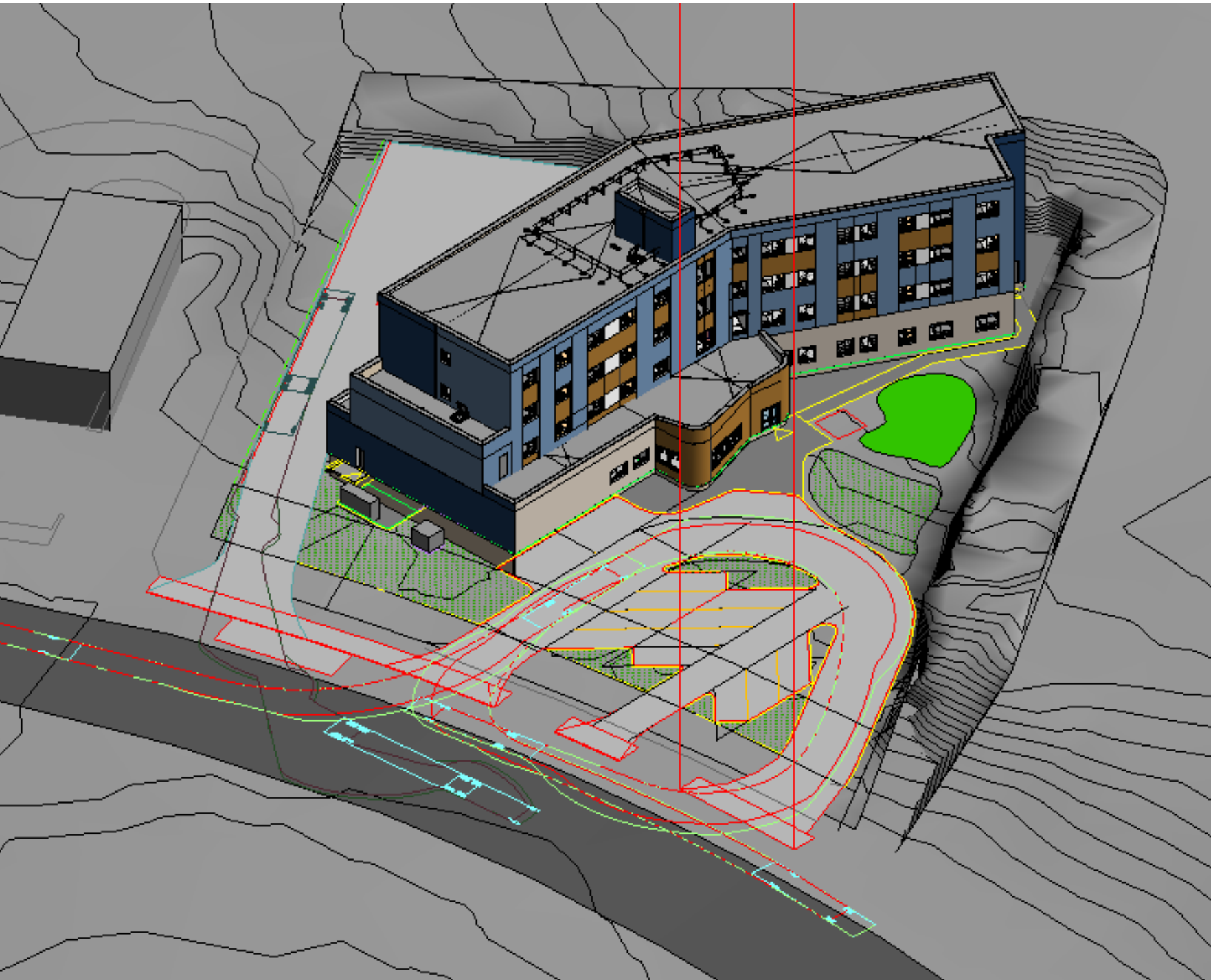
Rooms
 75 total:
 16 Barrier-Free rooms (4 on each floor)
 59 Standard rooms

Guest Laundry and Visiting Rooms on every floor

Garage w/ Office

Energy Modelling Workshop
 The project performance goals of meeting the energy efficiency requirements for CMHC funding were noted to be a 20% improvement to the NECB 2020, with a Tier 2 requirement of 25%. The Affordable Housing Fund requirements are a 25% improvement to NECB 2015 and 15% improvement to NECB 2017.

The current design results show a 35% improvement to the NECB 2020.





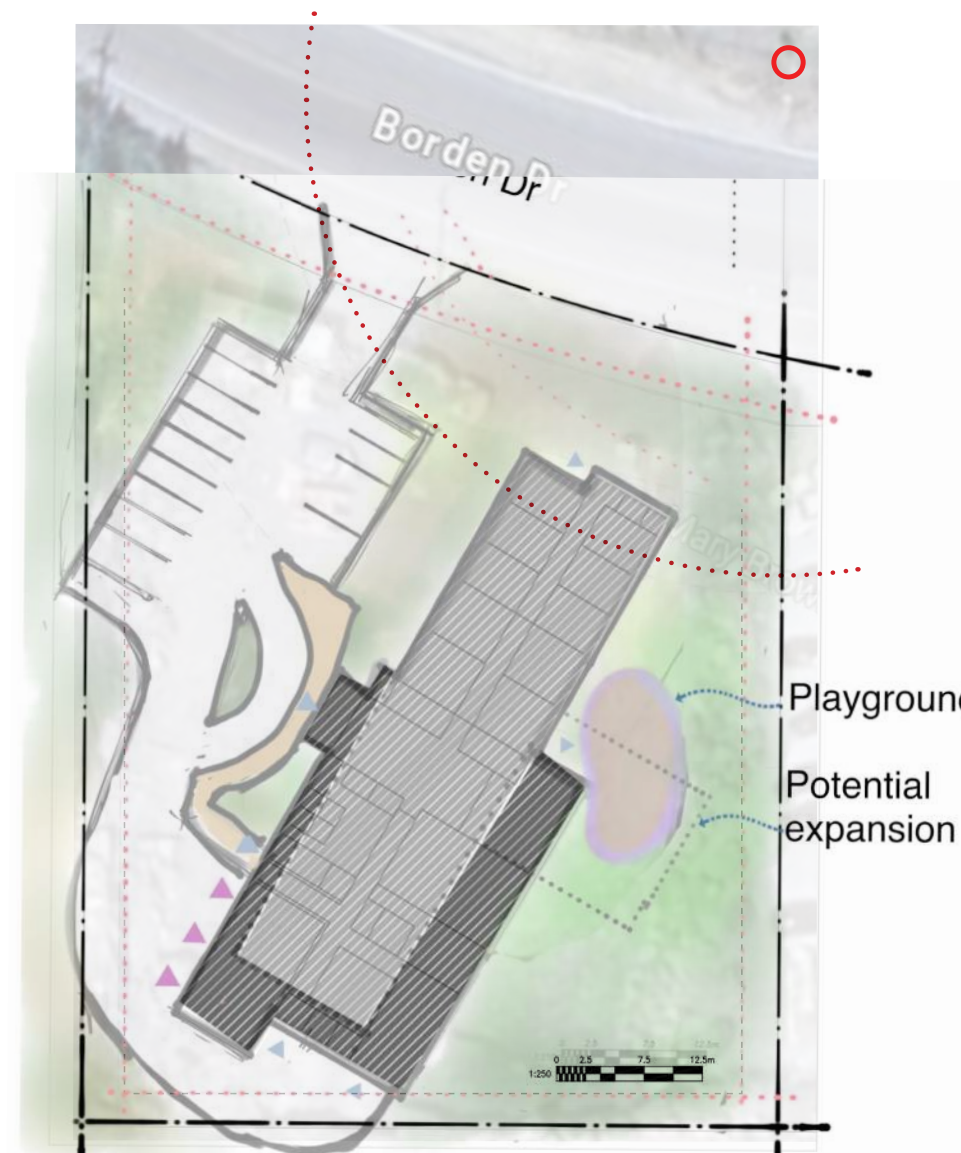
Design Process

SITE PLAN

Three options were provided, each addressing the site circulation differently, with respect to the Garage and back-of-house placement.

Option 3 was chosen for the optimal situation on the site, with client parking closer to Borden Drive, and the rear parking and circulation for the Staff, Garage, and Services.

144903569 LARGA TRAVEL LODGE

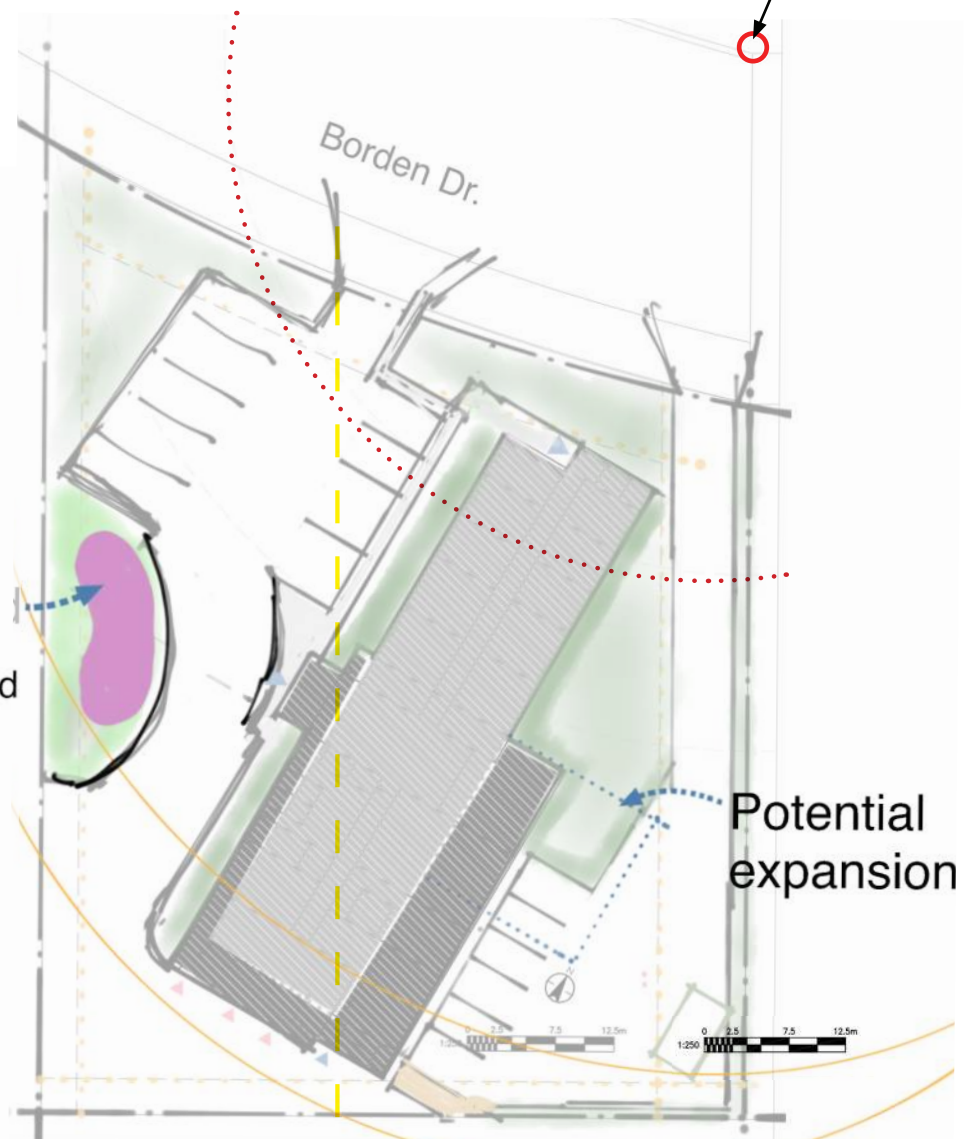


Option 1

Area (approx.)

Building Footprint: 997.24 m²

Total area: 2,620.09 m²

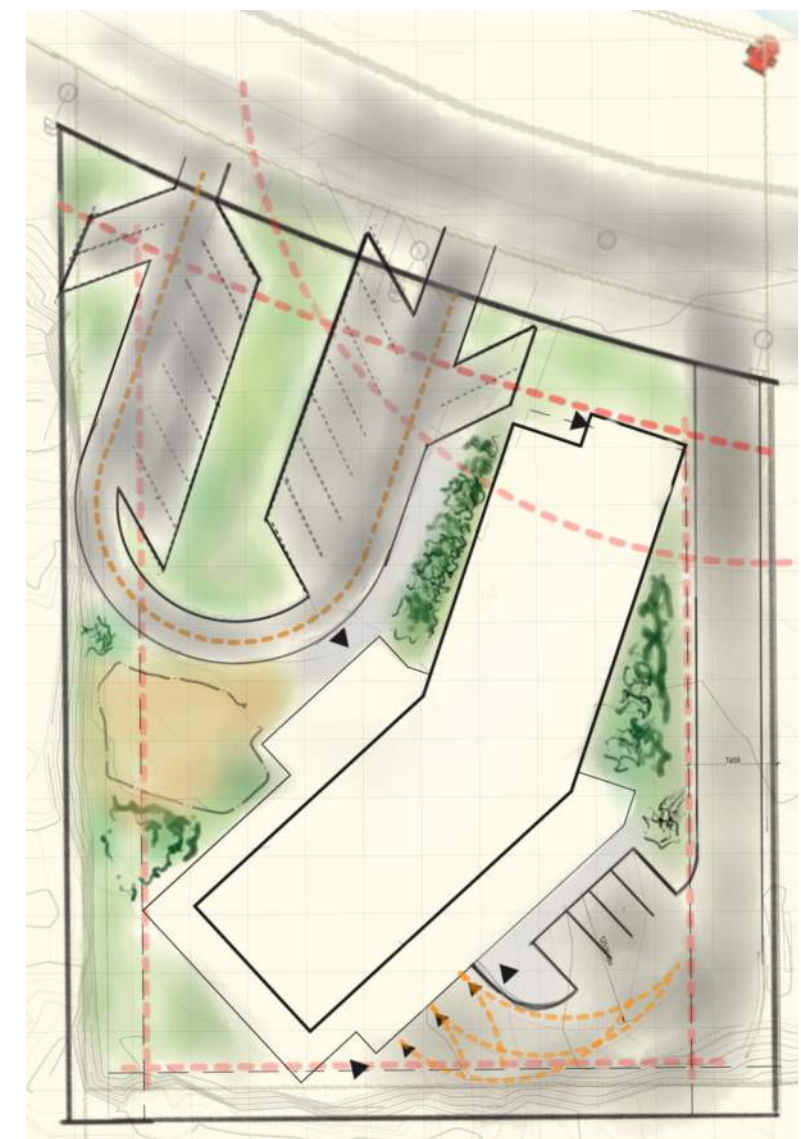


Option 2

Area (approx.)

Building Footprint: 982.44 m²

Total area: 2,966.61 m²



Option 3

Area (approx.)

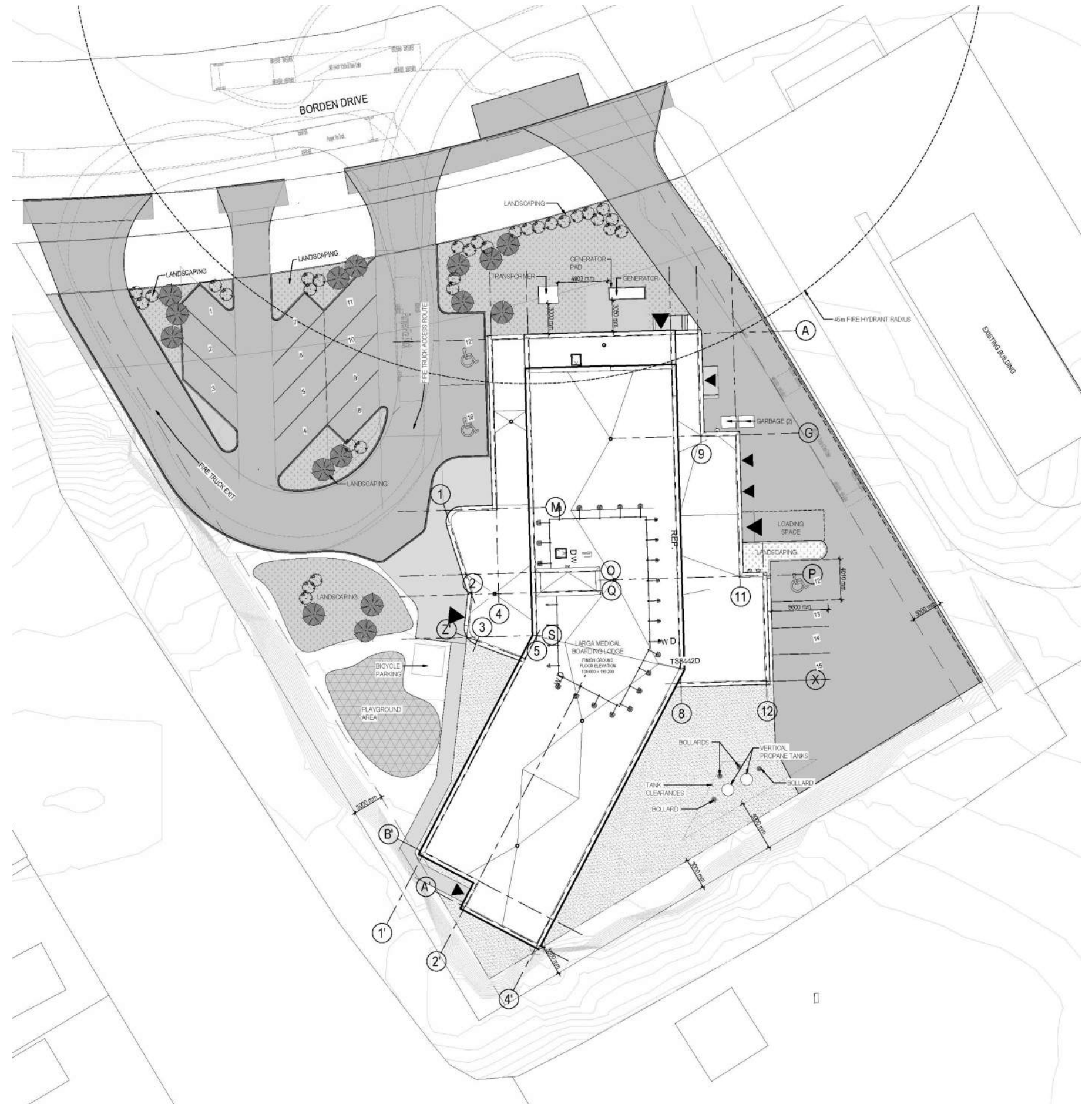
Building Footprint: 1,015.91 m²

Total area: 2,838.38 m²

Existing Fire Hydrant



The site plan proposes 20 parking spots, with 3 barrier-free - two in the client parking, one in the staff parking.





Site Plan

Alternative Parking Configuration

Key Changes

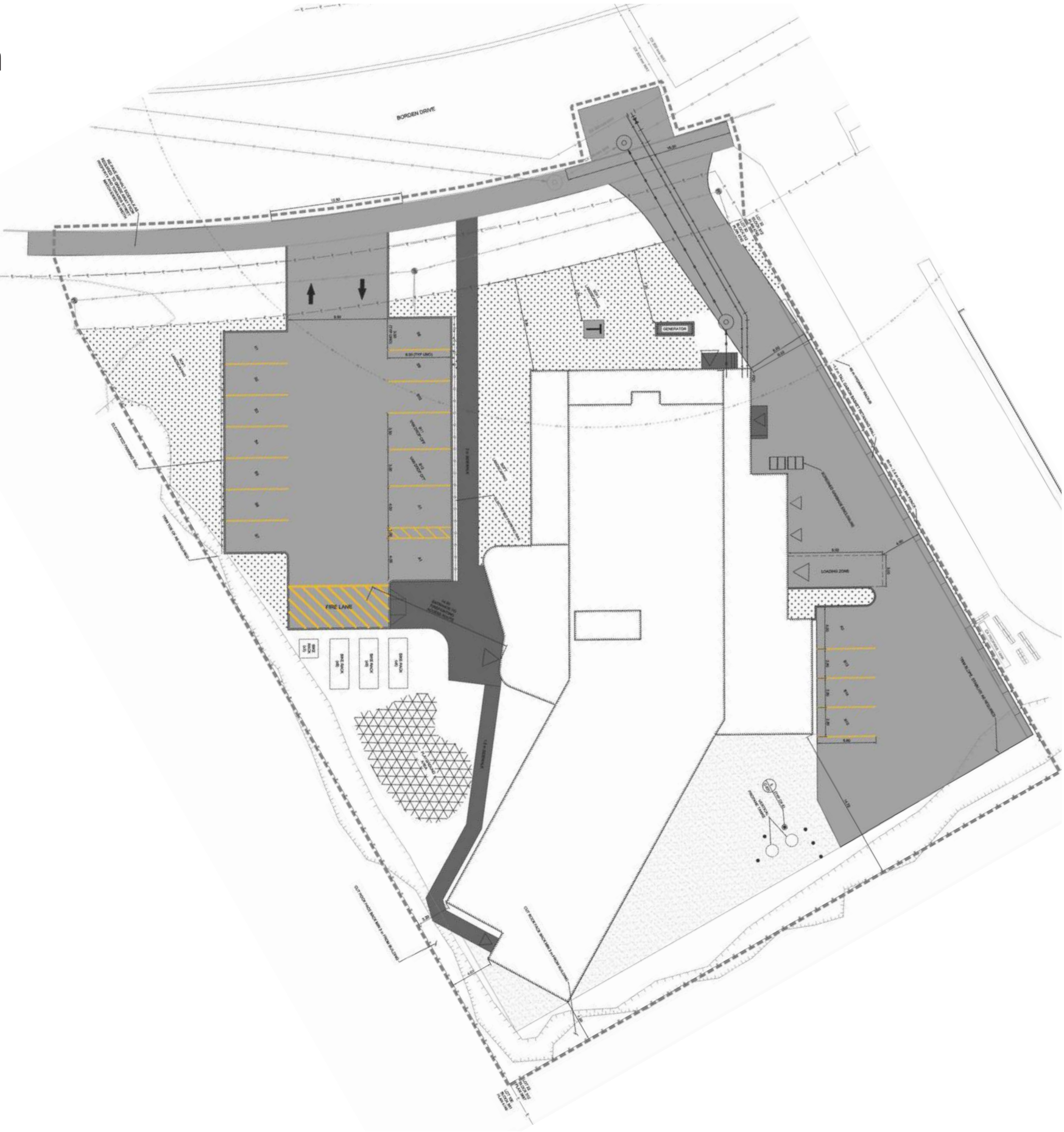
This alternative parking lot proposes a single in/out public driveway, and one in/out service driveway

No parking rea for fire lane access/maneuvering out of parking stalls.

10 regular parking stalls a the front, three at the rear. Two accessible spots at the front, one in the back for staff. Two drop-off spots in the front for the Client pick-up vans

The building is moved an extra metre towards Borden Dr.

Concerns:
Not enough room for drive-through Client van access





Exterior Elevations

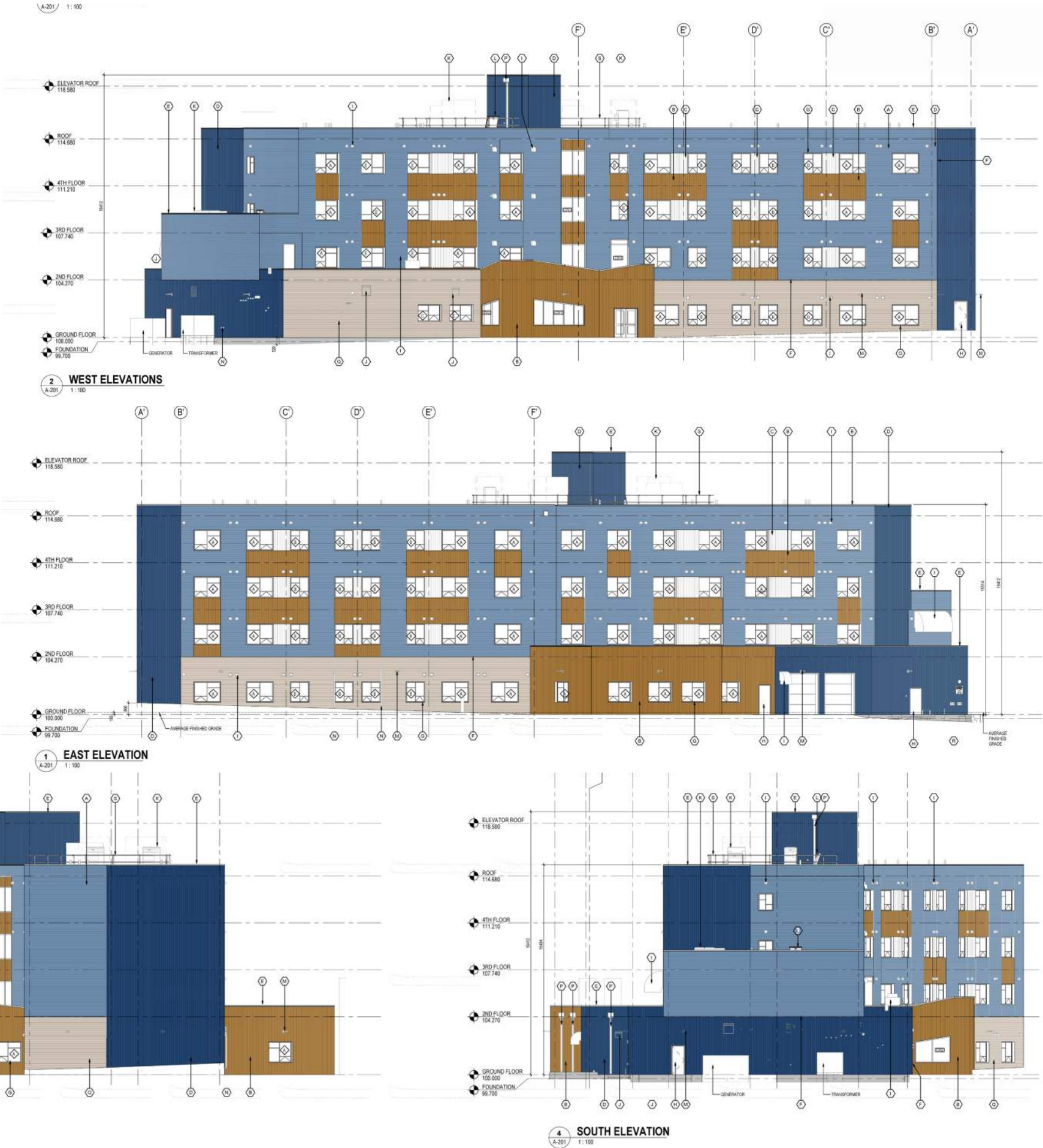
Materials

The design of the building on the site called for the slight bend of the building form, and provided an opportunity to highlight the entrance and Dining Room forms. The curved roof and rounded corners provide a visual marker for the entrance, and wood paneling provides a warmer welcome. This element is repeated in the room windows and the Administration at the rear of the building.

All cladding materials are metal cladding, including the wood grain panelling. The change in the metal siding profiles, which includes flat panels in the lighter blue, vertical 'wood' panelling, and the corrugated profile in the darker blue, all provide visual relief in contrast to a solid mass of the same material.

An alternative colour scheme is also being considered.

EXTERIOR ELEVATIONS LEGEND	
TAG	ITEM
A	HORIZONTAL METAL SIDING - HEBRON BLUE
B	VERTICAL METAL SIDING - WOOD PATTERN
C	VERTICAL METAL SIDING - WHITE
D	CORRUGATED SIDING
E	METAL FLASHING ROOF
F	METAL FLASHING TRIM
G	METAL FLASHING DOORS AND WINDOWS
H	METAL DOOR
I	MECHANICAL HOOD
J	MECHANICAL LOUVER
K	MECHANICAL EQUIPMENT
L	ROOF WATCH
M	ELECTRICAL LIGHTS
N	RAIN WATER LEADER
O	RAIN WATER LEADER OVERHEAD
P	HORIZONTAL METAL SIDING - BRUSH
Q	FIRE PROTECTION EQUIPMENT
R	TRANSFORMER





Exterior Elevations

3-D Views



View 2

Looking from the north of the lot, towards the Main Entrance



View 3

Looking from the southeast corner of the lot, towards the Administration and Borden Drive

View 1

Looking from the southwest corner of the lot, towards the Main Entrance and Borden Drive



